

PB# 95-19

TANNER, EDWARD & JANE

65-2-43

Approved 8/8/95

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

4663

June 8 1995

Received of

FHCF, Inc.

\$ 150.00

One Hundred Fifty 00 DOLLARS

For Planning Board #95-19 Approval Fee

DISTRIBUTION

FUND	CODE	AMOUNT
CK 1563		150.00

By

Dorothy Hansen

Town Clerk

Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

Planning Board

Town Hall

555 Union Ave.

New Windsor, N.Y. 12553

NO. 95-19

June 8, 1995

RECEIVED FROM FHCF, Inc.

Seven Hundred Fifty 00/100 DOLLARS

Site Plan Amendment Minimum Escrow

Account Total \$ 750.00

Amount Paid \$ 750.00

Balance Due \$ - 0-00

Myra L. Mason, Secy. to the
Donna Peterson P.B.

"THE EFFICIENCY LINE" AN AMPAD PRODUCT

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

14962

August 28 1995

Received of

FHCF Inc

\$ 100.00

One Hundred and 00/100 DOLLARS

For Planning Board #95-19 Approval Fee

DISTRIBUTION

FUND	CODE	AMOUNT
CK # 1594		100.00

By

Dorothy H. Hansen

Town Clerk

Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

FUND	CODE	AMOUNT
CR 1563		150.00

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

By Dorothy Hansen
Town Clerk
 Title

Planning Board
 Town Hall
 555 Union Ave.
 New Windsor, N.Y. 12553
 NO. 95-19
June 8, 1995
 RECEIVED FROM F.H.C.F. Inc.

Seven Hundred Fifty 00/100 — DOLLARS
Site Plan Amendment Minimum Escrow

Account Total \$ 750.00

Amount Paid \$ 750.00

Balance Due \$ - 0 -

"THE EFFICIENCY LINE" AN AMPAD PRODUCT

Myra L. Mason, Secy. to the
Donna Peterson C.P.B.

TOWN OF NEW WINDSOR
 555 Union Avenue
 New Windsor, NY 12550

GENERAL RECEIPT

14962

August 28 1995

Received of F H C F Inc \$ 100.00
One Hundred and 00/100 — DOLLARS

For Planning Board #95-19 Approval Fee

DISTRIBUTION:

FUND	CODE	AMOUNT
CR # 1594		\$ 100.00

By Dorothy H. Hansen
Town Clerk
 Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

Eng. fee
 \$ 124.50

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/09/95

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 95-19

NAME: FORGE HILL VILLAGE - AMENDED PHASE II S.P.
APPLICANT: TANNER, EDWARD & JANE

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
06/07/95	REC. CK. #1564	PAID		750.00	
/ /		CHG	0.00		
06/14/95	P.B. ATTY. FEE	CHG	35.00		
06/14/95	P.B. MINUTES	CHG	22.50		
08/07/95	P.B. ENGINEER FEE	CHG	124.50		
08/08/95	RET. TO APPLICANT	CHG	568.00		
TOTAL:			750.00	750.00	0.00

*Please issue a check in
the amount of \$568.00 to:*

*F H C F, Inc.
Forge Hill Properties
815 Blooming Grove Lpk.
New Windsor, N.Y. 12553*

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/09/95

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 95-19

NAME: FORGE HILL VILLAGE - AMENDED PHASE II S.P.
APPLICANT: TANNER, EDWARD & JANE

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
08/08/95	PLANS STAMPED	APPROVED
06/14/95	P.B. APPEARANCE	LA:ND WVE PH APPR CN
06/07/95	WORK SESSION APPEARANCE	SUBMIT APPLICATION
05/24/95	P.B. APPEARANCE (DISCUSSION)	MAKE APPLICATION
05/17/95	WORK SESSION APPEARANCE	NEXT AGEND. DISC

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/09/95

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 95-19

NAME: FORGE HILL VILLAGE - AMENDED PHASE II S.P.

APPLICANT: TANNER, EDWARD & JANE

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	06/08/95	MUNICIPAL HIGHWAY	/ /	
ORIG	06/08/95	MUNICIPAL WATER . NOTIFY WATER DEPT. FOR LOCATION OF WATER LINES	06/12/95	APPROVED
ORIG	06/08/95	MUNICIPAL SEWER	/ /	
ORIG	06/08/95	MUNICIPAL FIRE	06/08/95	APPROVED
ORIG	06/08/95		/ /	
ORIG	06/08/95		/ /	

RESULTS OF P.B. MEETING

DATE: June 14, 1995

PROJECT NAME: Tanner S.P. Amendment PROJECT NUMBER 95-19

LEAD AGENCY:

* NEGATIVE DEC:

M) V S) 0 VOTE: A 5 N 0

* M) D S) V VOTE: A 5 N 0

CARRIED: YES ✓ NO

* CARRIED: YES: ✓ NO

PUBLIC HEARING: M) V S) D VOTE: A 5 N 0

WAIVED: YES ✓ NO

SEND TO OR. CO. PLANNING: M) S) VOTE: A N YES NO

SEND TO DEPT. OF TRANSPORT: M) S) VOTE: A N YES NO

DISAPP: REFER TO Z.B.A.: M) S) VOTE: A N YES NO

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) 0 S) VOTE: A N APPROVED:

M) 5 S) V VOTE: A 5 N 0 APPR. CONDITIONALLY: 6-14-95

NEED NEW PLANS: YES NO

DISCUSSION/APPROVAL CONDITIONS:

Not to send to know Adgator for review

6/14/95

TANNER, EDWARD & JANE SITE PLAN AMENDMENT (95-19) RT.
94

William Hildreth of Grevas & Hildreth appeared before the board for this proposal.

MR. PETRO: Proceed. You were at the last meeting and a couple housekeeping details?

MR. HILDRETH: If you bear with me, I would like to go through the square footage numbers and whatnot because I know we're talking about square footage versus parking. What we're here for tonight for this plan is approval for revising the parking because there's an increase in office space square footage, total square footage that was previously approved as storage, there's no change in building footprints. This is just an increase in square footage for office space. So that having been said, I would then like to say that the original site plan as approved actually had on it two more parking spaces than the plan that was given credit for two were missed when it was counted. The subsequent amended plan.

MR. PETRO: Did you do that plan?

MR. HILDRETH: Yes, of course. Actually, somebody else missed the first two but I missed the next three. The amended site plan that was approved a couple years ago, actually had five more spaces on it than were given credit for so that last plan had 80 spaces on it. We're actually starting with 85, we haven't changed anything other than counted all of them. There was a total of five missing. The new square footage total is 16,509, it's broken down here on the plan.

MR. PETRO: Based on what use?

MR. HILDRETH: That is total, the use is broken down here in the table. I was just giving you the total we based on this breakdown of usage we need 89 spaces, which is four more than what we have. Where these four spaces are coming from is the western portion of building A. The original site plan had them facing Blooming Grove Turnpike, everybody faces the building

so we're just going to take those four spaces and add four more, turn them into eight so we're actually only adding four spaces to the site plan. We're not changing the footprint.

MR. PETRO: Plan does reflect the correct square footage and the correct use for each building?

MR. HILDRETH: Yes. The increase is in office space which is shown. Calculations are one space for every 200 square feet. So the office space requires 29 spaces. There's a chiropractor in building F, so I have calculated his parking based on doctors which is a little higher but we got it. So I have shown that and residential caretaker was on the original one total of 88 required, we're showing 89.

MR. PETRO: All the parking calculations and the bulk tables appear to be correct.

MR. EDSALL: Sure do.

MR. HILDRETH: One other item that was asked about, doesn't show up in the table here is what is it, building development coverage. Maximum is .5, the original site plan was .1, we're now at .13 with the latest changes.

MR. PETRO: Fire approval on 6/8/95 and water approval 6/12/95 and again notified water department for location of water lines. Can we have a motion to take lead agency?

MR. VAN LEEUWEN: So moved.

MR. DUBALDI: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency for the Forge Hill Village Tanner site plan amendment. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. VAN LEEUWEN AYE
MR. STENT AYE
MR. DUBALDI AYE
MR. LANDER AYE
MR. PETRO AYE

MR. PETRO: The board should discuss whether this application should be forwarded to the appropriate state agencies, since the project adjoins Knox Headquarters Historic Site. After this discussion, the board can determine whether the SEQRA review can proceed and be completed. Was this plan originally sent to the Knox Headquarters?

MR. HILDRETH: This original plan was scrutinized under a magnifying glass for years. They went through archeological studies, the whole nine yards.

MR. PETRO: It's my opinion that this amended site plan is minor in nature and does not need to go back to the Knox Headquarters Historic Site.

MR. VAN LEEUWEN: I agree.

MR. PETRO: Any further discussion from anyone? Can we make that in the form of a motion?

MR. DUBALDI: So moved.

MR. VAN LEEUWEN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board determines that this is minor in nature regarding Forge Hill Village site plan amendment.

MR. VAN LEEUWEN: What we should do is make a motion to waive public hearing, unless you want to have a public hearing.

MR. PETRO: We'll get to that. Let's just put this in as a form of a motion anyway and continue with it, it won't hurt anything, even if it is overkill. Does not need to go to the Knox Headquarters Historic Site for further review. Any further discussion from the board

members.

ROLL CALL

MR. VAN LEEUWEN	AYE
MR. STENT	AYE
MR. DUBALDI	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. VAN LEEUWEN: I make a motion since this is an amendment that we waive public hearing, unless it's controversial, doesn't seem to be.

MR. PETRO: Or if it's more major, this is four parking spots.

MR. DUBALDI: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board waive public hearing under its discretionary judgment under paragraph 4819C of the town zoning local law. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. VAN LEEUWEN	AYE
MR. STENT	AYE
MR. DUBALDI	NO
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: We have fire approve on 6/8/95. Did I say that?

MR. HILDRETH: Yes.

MR. VAN LEEUWEN: Yes, you did.

MR. STENT: Make a motion we approve the site plan.

MR. EDSALL: I would suggest that in and I'm sure Ed was going to add in his motion that this only affects

those portions of the plan that are being amended and everything else from previous plans remains in effect.

MR. HILDRETH: That is also so noted on this plan.

MR. DUBALDI: We need to declare negative dec. I make the motion.

MR. VAN LEEUWEN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec on the Forge Hill Village site plan amendment. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. VAN LEEUWEN	AYE
MR. STENT	AYE
MR. DUBALDI	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. STENT: I make a motion to approve subject to the reading that Mark had.

MR. VAN LEEUWEN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare final approval on the Forge Hill Village Tanner site plan amendment. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. VAN LEEUWEN	AYE
MR. STENT	AYE
MR. DUBALDI	AYE
MR. LANDER	AYE
MR. PETRO	AYE



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ **Branch Office**
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

REVIEW NAME: FORGE HILL VILLAGE (TANNER) SITE PLAN AMENDMENT
PROJECT LOCATION: BLOOMING GROVE TURNPIKE (ROUTE 94)
SECTION 65-BLOCK 2-LOT 43
PROJECT NUMBER: 95-19
DATE: 14 JUNE 1995
DESCRIPTION: THE APPLICATION INVOLVES MINOR PARKING
REVISIONS AND THE EXPANSION OF OFFICE AREAS TO
THE SECOND FLOOR OF BUILDINGS A AND B. THE PLAN
WAS PREVIOUSLY DISCUSSED AT THE 24 MAY 1995
PLANNING BOARD MEETING.

1. It is my understanding that the only area of concern with regard to this proposed site plan amendment is the plan providing adequate parking for the slightly increased use intensity at the site.

Based on same, I have reviewed the parking calculations table provided on the plan and same appears to comply with the requirements of the zoning bulk tables. As such, I believe this concern has been resolved.

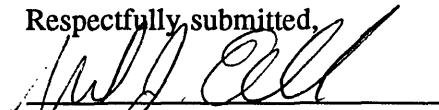
2. The Planning Board may wish to assume the position of **Lead Agency** under the SEQRA process.
3. The Board should discuss whether this application should be forwarded to the appropriate State agencies since the project adjoins the Knox Headquarters historic site. After this discussion, the Board can determine when the SEQRA review can proceed and be completed.

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS
PAGE 2**

REVIEW NAME: FORGE HILL VILLAGE (TANNER) SITE PLAN AMENDMENT
PROJECT LOCATION: BLOOMING GROVE TURNPIKE (ROUTE 94)
SECTION 65-BLOCK 2-LOT 43
PROJECT NUMBER: 95-19
DATE: 14 JUNE 1995

4. The Planning Board should determine, for the record, if a **Public Hearing** will be necessary for his **Site Plan Amendment**, per its discretionary judgement under Paragraph 48-19.C of the Town Zoning Local Law.
5. At such time that the Planning Board has made further review of this application, **further engineering reviews** and comments will be made, as deemed necessary by the Board.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:FORGE.mk

TANNER, JANE SITE PLAN - ROUTE 94

Mrs. Jane Tanner appeared before the board for this discussion

MR. TANNER: I am here for a site plan revision, whatever you wanted to call it.

MR. PETRO: Amended site plan.

MRS. TANNER: Amended site plan, an update for the site plan. In red is the revision and the large one is the approved site plan. I have an application with Mr. Babcock, the building department right now and I have had requests to rent the two upstairs second floors in building A and building B and in order to do that, I need some additional parking with the amended site plan or the current site plan that you have before you, has on the required spaces has 7 extra spaces that are not being allocated as of now but an application that I put before the building inspector requires 11 spaces. And when Lou Grevas originally did this plan, I'll blame this on Lou because he's not here, I had asked him to take these parking spaces at the building, facing the road, the 4 parking spaces that are facing the road here and we had original intention to turn those perpendicular into the building and that is how everybody parks now anyway.

MR. PETRO: I see you have 50 feet so you want to make the spots 20, you still have a backout of 20 something if it--

MR. TANNER: Right, take out the 4 spaces, turn them around and make it into 8. By adding the extra 200 square feet on the end for the one extra space. So technically and that space that we have added on the end over here is really right now a gravel area that we use for snow and such so it's always been, it's always been there. It's just not technically allocated as a parking space.

MR. PETRO: You're talking 4 spaces into 8 is what the plan is?

MR. TANNER: Yes.

MR. PETRO: By going to 8, Mike, is going to alleviate the parking requirement?

MR. BABCOCK: Yes.

MR. DUBALDI: Bob Rogers seen this?

MR. PETRO: No.

MR. VAN LEEUWEN: You know what should be done, we should really get an accurate count of all the square footage that is being used because originally when we approved this site plan, the main building had one store and there's now three in there.

MR. TANNER: But the square footage used has not been increased, it's just been divided. My store is now half the size that it was originally. This is a book store now and this is my store. We have just put a division wall up there, had a building permit to do that.

MR. PETRO: When the site plan was approved, I see existing retail store two story, one story, okay, 42,380 square feet. Was the site plan approved with that number of square feet figured into the parking calculations? I would assume that it was because--

MR. BABCOCK: Not for the second floor.

MR. TANNER: Not the second floor.

MR. BABCOCK: That is why she's here.

MR. PETRO: Not on that building but I think Henry's talking about the other building in the front.

MR. VAN LEEUWEN: I'm talking about the original building that was figured into the original site plan, it would seem so to me.

MR. BABCOCK: It would to me too but I don't have a plan in front of me.

MR. PETRO: I think that that was figured in because it's on the plan here and the spaces going the other way would alleviate the parking requirement problem for building number A, the 8 spaces would take up the slack.

MR. BABCOCK: There's two buildings, building A and building B, she wants to utilize the second floors of building A and building B.

MR. PETRO: On both buildings.

MR. BABCOCK: Right, she had an extra 7 spaces according to her plan, I looked at what I just looked at quick at the plan and she had 7 more spaces on her approved plan which took up for the one building. Then she needed a couple more for the other building.

MR. PETRO: She needs four more spaces and that is what she's providing.

MR. BABCOCK: I suggested we have a map that is updated to show what is there right now. It says building A has 1,000 square feet. We have 1,000 thousand square foot on the first floor and 900 on the second floor. The calculation has to be corrected.

MR. TANNER: When we updated the map, if you look on page 2 of this, the calculations have changed here and here.

MR. VAN LEEUWEN: Is that retail or restaurants in here also?

MR. TANNER: It's a retail, an office, and there's a coffee shop.

MR. PETRO: Henry, I have been working with the building department on that, we take the parking calculations, let's say a pizza place wants to go, we count that as retail as long as the three seats add up to one spot or if it's 150 square foot for a spot as long as it still works out for the site plan we're not differentiating between food place and a retail place

at that time. We made that determination some time ago.

MR. TANNER: When the maps are changed and updated, it will say providing the approvals go through, that it will say A1 and B1 for second floor, it will designate the amount of square foot required on the second floor as well.

MR. PETRO: I think the map should show the entire square footage of the building.

MR. TANNER: Okay.

MR. PETRO: On the number of spaces required that is all you have to show on the map and I think that is it.

MR. BABCOCK: Right now, Jim, the map, if you see building A it says 1,936 square feet, but there's more than that because there's a second floor being calculated now.

MR. PETRO: Change the 1,936 to what the building really is, show the number of parking spaces required and show where they are.

MR. TANNER: Only half the second floor, it's half.

MR. BABCOCK: Yeah, it's partial.

MR. PETRO: I think it's very straightforward and I think that is all you need to do.

MR. LANDER: You need another handicapped spot or what?

MR. EDSALL: We'd have to look at the total number of parking spaces on the site. The other thing I am not sure since I don't have the full plan there should be a floor area ratio number and I would assume that this won't rock the boat too much but we have to make sure they meet that requirement, too.

MR. LANDER: It's my understanding that they had 7 extra spaces.

MR. BABCOCK: According to the numbers on the plan, yes.

MR. LANDER: They only had to come up with four more spaces.

MR. PETRO: That is right.

MR. STENT: Based on the 1,900 square feet of ground, not the second floor.

MR. PETRO: Now with the second floor area they need four more cause they had extras to begin with, 7.

MR. LANDER: They had 7 additional to begin with, they only need 4 more to cover this square footage that they are going to add.

MR. PETRO: They'd need 11 more but they already have 7.

MR. BABCOCK: From the building department, we just want a plan that represents what's there, that is what we're after.

MR. PETRO: Do we need a formal application for an amended site plan or can we do this under discussion item? I think we need a map.

MR. VAN LEEUWEN: An amendment to the site plan.

MR. LANDER: Yes, it has to be changed because we're changing the square feet.

MR. TANNER: So, are you taking that I need to come back with a formal application?

MR. PETRO: That is what the attorney's telling us.

MR. VAN LEEUWEN: Can't do it as an amendment to the site plan, it's too old.

MR. TANNER: It's '93.

MR. KRIEGER: Too old, too much.

MR. PETRO: They are going to re-show what they are doing is two changes simply are the square footage on the map of the two buildings that is affected and the spaces, you have to draw those in.

MR. BABCOCK: And Mr. Chairman and the parking calculations, how they calculated by square footage.

MR. TANNER: How do you want me to get that back to you?

MR. PETRO: The attorney's telling us we need to have a formal application which means we need an amended site plan and he'd have to do all that and come to a meeting, I don't know whether it's a hundred percent necessary. Mark, do you want to shed any light?

MR. KRIEGER: Otherwise, go ahead.

MR. PETRO: How would we implement it if we don't?

MR. EDSALL: I don't want to, I'll work with you either way, it could be, I mean rotating the parking spaces is not a big deal, I mean but the issue of adding use of the second floors of building A and B, I would think takes some kind of formal action. If you feel you need a plan, fine but understand the building configuration is not changing. All they are going to be doing is adding a couple numbers to the site plan as far as parking so I would have no problem, if you did it in the form of a resolution based on information and we include it in the file. If you felt you need a separate site plan, I'll review that. There's not a lot to look at on the plan. All it is is numbers. I have no problem handling that with a resolution in the minutes.

MR. PETRO: I think it's just so minor in nature.

MR. VAN LEEUWEN: And Jane will hear this, okay, when they first came to the board, they had a hell of a time with the state. We have to be careful the state don't find a loophole.

MR. PETRO: I don't see a loophole. There's nothing we're doing, other than adding the 4 spots.

MR. TANNER: We spent two years taking care of loopholes, you know.

MR. VAN LEEUWEN: Because it's a big problem with the state.

MR. PETRO: There is a problem in the building department.

MR. BABCOCK: No, they built the second floor for storage and now they want to utilize it for office space. They need Planning Board approval to do that. That is what they are here for.

MR. VAN LEEUWEN: I say the safest thing is have an amendment to the site plan, very simple, no big deal. But if we just do it amongst ourselves and the state happens to be looking into something or they want to put an argument with the state, then we're going to have a problem and I like to cover all bases.

MR. PETRO: I would agree with it except that it is just too minor to have a problem. When you say they have a problem, they'd say to me Mr. Petro, they have a problem. I say what problem? What could they possibly say? I say they added 4 spots.

MR. VAN LEEUWEN: Do what you want to do.

MR. KRIEGER: What could they possibly say? It's an amendment and you should have gone through the full procedures and given us notice.

MR. LANDER: You're adding two floors.

MR. VAN LEEUWEN: You don't have to give anybody notice, you have to do SEQRA but again, then you're legal, you don't have to have a public hearing.

MRS. TANNER: But about three months ago, the state officials came and toured our complex and complimented us and raved about what we had done and couldn't figure

out why they had such a hard time to begin with with it, I mean--

MR. KRIEGER: Well, after the fact, I'd say hindsight is 20/20.

MR. TED TANNER: We don't need Planning Board approval for a conversion, that is strictly with the building department. If you read the code itself, you look up under conversions and you're allowed to convert a storage area into office space.

MR. PETRO: You have got 11 spots instead of 7? You wouldn't be here tonight, Ted.

MR. TANNER: It's not a Planning Board issue. It's a building department issue. The parking is definitely a Planning Board issue and I think that is what we should be dealing with tonight.

MR. BABCOCK: In the use of the building, if you get an approval for a storage building, now you want to use it as an office building, that is what makes the parking change. All I want is an updated plan, that is all I ask them to do.

MR. PETRO: See what Henry and the attorney is saying being we're talking not only about the parking but talking about changing the occupied space in the building, that it is a lot more to look at. What Ted is saying is that occupied space in the building has nothing to do with the Planning Board, should not have anything to do with the amended site plan we're only looking at 4 spaces.

MS. TANNER: In the original original site plan way back, those parking spaces were actually facing the building, whenever it was amended, if the first time they were changed the other way now we're turning back again technically all we're doing is adding one space.

MR. VAN LEEUWEN: Some of the building has also changed in square footage.

MRS. TANNER: No.

MR. VAN LEEUWEN: Didn't you come and ask us to approve?

MR. PETRO: That was during building design, he had a problem with one of the signs.

MRS. TANNER: That was building height, when the Town Board had changed the building height code.

MR. VAN LEEUWEN: Didn't you add ten or so feet because it came in sections?

MR. PETRO: No, it was a design problem.

MRS. TANNER: No, the Town Board had not changed the code for the building height according to the lot line.

MR. PETRO: I'm going to poll the board and see if we want to do an amended site plan formally.

MR. STENT: Couldn't we just do something with the building inspector?

MR. PETRO: Or we're just going to do in the form of a motion to go from the 4 spaces that are provided to 11 or adding 4 spaces to the plan, she'll have to draw the plans and have them on file, that is the two choices or complete an amended site plan.

MR. LANDER: Well, the 4 spaces are definitely minor in nature. I still contend that we're converting this storage space to office space and it might not be, it might be as Ted said, might not be a Planning Board matter but it seems to me that it is. I have no problem with them just amending their site plan and putting it in the files, it might sound contradictory but it's minor in nature.

MR. VAN LEEUWEN: To be safe for them and for us, as far as state is concerned, let's do it legally, do an amended site plan, you have no problem, nobody can ever come back and bark and say you did something wrong.

MR. PETRO: When you say the word legally, I don't

think we're doing it illegally but just doing the 4 parking spots in the form of a motion but I understand what you're saying.

MR. STENT: I have no problem with just filing an amended plan.

MR. DUBALDI: I think the changes are so minor in nature we can take care of it tonight.

MR. KRIEGER: No, I have nothing to add.

MR. PETRO: We're not breaking any laws, are we, we're not superseding any procedure if we deem it so minor in nature to go forward with it?

MR. KRIEGER: Well, let me put it this way. Both the board and the applicant are in a more vulnerable position if you do it that way than if you do it by an amended site plan. It isn't a simple question of if you do it by an amended site plan and it's approved then you're beyond any criticism. I can't, if you choose to do it in this expedited manner, I can't assure the board that they are ultimately beyond any criticism. I can say, I can talk in terms of probabilities.

MR. PETRO: I think you have answered the question good enough. I think that as far as the board taking criticism, we've taken criticisms before, we're doing the right thing for a resident of the town. We're helping create more assessment and I have no problem with it. And if somebody wants to criticize it, look any further than that, we added 4 spots, that is the bottom line. And the building department took care of the square footage change. If I can just have a motion.

MR. EDSALL: You may want to get in the record that obviously, you have deemed it very minor from a site plan matter but from a SEQRA standpoint, you're relocating parking spaces effectively on areas that are proposed to be paved. So you are just rotating them, adding a slight amount of additional paving and relative to the overall picture of the site and the

trip generations, you're not looking at any significant change nor would it make a significant change in the drainage.

MR. PETRO: Or any other site plan.

MR. EDSALL: So I assume that the bottom line is that the board is saying that from a SEQRA standpoint, your previous determination is still valid, there's no need to reopen SEQRA?

MR. PETRO: That is correct. The additional paving you're talking about, is that for snow, you're going to push snow on that little jut there?

MR. EDSALL: That is so you have backout room for the end space.

MR. PETRO: Can I have a motion?

MR. LANDER: What are we making a motion to 4 spaces?

MR. PETRO: To amend to the original spite plan 4 additional parking spaces period on already paved area. It is already paved?

MR. TANNER: Yes.

MR. LANDER: I'm not dealing with the second floors?

MR. PETRO: No, that is building department. Well, it's the 4 spaces.

MR. TANNER: They are one of the requirements for the second floor.

MR. VAN LEEUWEN: Is Ted correct when he says that he might have made a mistake too?

MR. EDSALL: Use of the building is an issue that the board is concerned about. So if your motion is you are saying this is, these four spaces and you're acknowledging and accepting use of the second floors in buildings A and B.

MR. VAN LEEUWEN: You're accepting the use of the floors. Do you hear what he said?

MR. TANNER: If we were coming before you for 4 spaces, period, we just wanted four more spaces, is there any problem with that?

MR. PETRO: No, I don't think so. I don't feel there is.

MR. TANNER: We want the 4 spaces. It's immaterial, we're asking for 4 spaces.

MR. PETRO: It isn't.

MR. LANDER: Then we'll just ask for 4 spaces, then that is all. I make a motion that we approve Tanner amended site plan for the 4 additional spaces.

MR. VAN LEEUWEN: The site plan hasn't been amended.

MR. BABCOCK: I think we need to talk about the use of a building because they are changing from storage to office and basically for me to give them a building permit to put office space in a storage area, they need planning board approval to do that. So the planning board needs to realize that the 7 spaces that they had extra on their plan they are going to utilize for one of the changes from storage to office. They are reconfiguring the spaces by this building to allow them to change the storage area upstairs to offices.

MR. LANDER: Do they have to come back to the Planning Board for that?

MR. TANNER: No.

MR. LANDER: That is what you just said.

MR. BABCOCK: They don't have to come back.

MR. VAN LEEUWEN: When we approve this.

MR. TANNER: I am here for 4 spaces, parking spaces.

MR. VAN LEEUWEN: You're approving the use of the upstairs building.

MRS. TANNER: I am here for 4 parking.

MR. LANDER: I don't believe that the applicant has the right to take areas that were on an approved site plan and change them to used areas when you have parking requirements for storage areas which may not have parking requirements without board approval, that is my understanding of the law. I don't believe that you can take storage spaces and just unilaterally without Planning Board approval create office space. I am not an attorney but I just don't believe that is the case.

MR. KRIEGER: I am an attorney and I happen to agree with you.

MR. EDSALL: It needs board approval.

MR. PETRO: Then we're doing more than just the 4 phases.

MR. VAN LEEUWEN: Absolutely. You're changing the use of the second floors of the two buildings.

MR. PETRO: He told me that is a building department.

MR. EDSALL: They are interested because they have to issue the building permits but as Mike indicated for him to issue building permits, he needs an approved site plan, the use has to be approved.

MR. PETRO: It's permitted in the zone.

MR. EDSALL: Exactly.

MR. LANDER: Is it a Planning Board issue?

MR. VAN LEEUWEN: It is according to Mike just said is that it is, that is why they are here or otherwise--

MR. TANNER: If I had the 4 spaces, I could convert those spaces without coming here.

MR. EDSALL: You're wrong.

MR. VAN LEEUWEN: I don't think you cannot in a commercial area.

MR. EDSALL: Are you talking about New York State Building Code?

MR. TANNER: New York State Building Code says you can take a storage area and convert it to office space.

MR. EDSALL: I agree with you a hundred percent but you have to realize that you are also subject to the Town of New Windsor Zoning Code.

MR. PETRO: Which would be change of use.

MR. EDSALL: So, there's more than one law involved.

MR. TANNER: Then you'd have to go to zoning.

MR. EDSALL: No.

MR. PETRO: No, it's a permitted use in that zone.

MR. EDSALL: That is what you're here for.

MR. TANNER: Right, so--

MR. EDSALL: Bottom line is if you are going to take care of it tonight, motion has to acknowledge the 4 additional spaces and the rearrangement of the parking in that area as well as acknowledging accepting the use of the second floor of building A and building B.

MR. TANNER: But in order to get the, I mean, he has to approve.

MR. EDSALL: Planning comes first, Ted.

MR. TANNER: I have to meet the other requirements but planning comes first so this is step one.

MR. LANDER: The problem is is that it's not the 4 spaces, they are converting to the storage space to

office space.

MR. VAN LEEUWEN: You're right.

MR. LANDER: Now, unless you have a formal application, I mean 4 spaces, I have no problem with but--

MR. VAN LEEUWEN: If it is just the four spaces.

MR. LANDER: Right, that is what I am saying.

MR. VAN LEEUWEN: But let me say something. If we sat here and state comes looking in, let me tell you something, we're sticking our necks out a little bit too far, anybody can do what we want.

MR. TANNER: I don't see where the state has anything to do with it. We have already met all the requirements with the state.

MR. VAN LEEUWEN: The state can come back, make you change this and that, they can come back any day they want.

MR. TANNER: The state is not an issue.

MR. PETRO: We've got to, we're getting of on a tangent, I think really.

MR. DUBALDI: I'm still unclear if we vote a certain way, if we're breaking any laws. I'm still unclear if we are.

MR. VAN LEEUWEN: Carmen, if you vote for the 4 parking spaces, you're automatically voting to let them use the upstairs of the two buildings. No big deal, we have just got to do it right to cover our own butts. If we don't cover our own butts, we're going to have problem.

MRS. TANNER: By turning those spaces around to spaces that I already have, that is already there is blacktopped and is part of the site plan, it's just a matter of taking those lines and turning them around.

MR. VAN LEEUWEN: No, Jane, that is not the problem.

MR. TANNER: I am not adding developmental coverage.

MR. PETRO: That is correct, we don't have a problem with that.

MR. VAN LEEUWEN: If that was just a question, there'd be no problem.

MR. PETRO: If we do that and that is all we're going to do, that is fine and now you go to the building inspector to get a building permit, you have to come to the Planning Board for the change of use.

MR. TANNER: I went to him for the one building and because I had the correct amount of parking and I had extra parking, my parking was covered, then my issue with the building permit was between, was before the building inspector.

MR. PETRO: Might have been an oversight on his part and maybe he should have come to the Planning Board.

MR. VAN LEEUWEN: Do we have a building permit to convert the one building already?

MR. BABCOCK: No.

MR. TANNER: This is step one.

MR. BABCOCK: What they need is a building permit that is what they are looking for.

MR. VAN LEEUWEN: In order for Mike to give them a building permit, we have to give them change of use for the two top floors and the 4 parking places.

MR. PETRO: I think do you have a problem with making a formal application? I don't see a problem, just a matter of going through the procedures.

MR. TANNER: No, just seems like an awful lot of work for something really, really small, that is all, that is my only problem.

MR. LANDER: It's not that small.

MR. PETRO: Parking spots are minor. I think what you're hearing from the board if it was only parking spots, we wouldn't have a problem with it. On your site plan it shows storage upstairs, you need a site plan even for yourself, really, that shows office. It's legal, you go to the bank, here it is, this is what I have and you go with it.

MR. TANNER: That is what we were going to do, if you amended it, then we'd come back and give you a corrected site plan.

MR. PETRO: You're better off going through, you'll be on the next agenda.

MR. VAN LEEUWEN: Change the site plan and then it's perfectly legal. There's no public hearing, there's nothing, but it's legal.

MR. PETRO: You'll have a building permit in 30 days.

MRS. TANNER: When I come back, what will take place exactly?

MR. PETRO: You'll have a map showing what's existing, what you're doing, show us correct square footage, show us configuration of the packing spots with the 4 and corrected bulk table showing required and the number of spaces provided.

MRS. TANNER: And what will be voted upon at that time?

MR. PETRO: Amended site plan and I think the board, if I can poll the board right now, I don't think there's any members with a problem. We should do it in the right manner.

MRS. TANNER: All right, so I come in tomorrow and just fill out an application and well, you already very an application.

MR. BABCOCK: No. For site plan application.

MR. PETRO: Very simply and you'll be on the next agenda. Is it two weeks? So, if you are all set, do you want workshop on this?

MR. EDSALL: Well, we can check the parking calculation with them.

MR. PETRO: Go to one workshop, it's very minor.

MR. TANNER: So can I be on the next the Planning Board agenda?

MR. PETRO: Yes, you will.

MR. BABCOCK: Get Bill to make these changes.

MR. LANDER: I withdraw my motion for the 4 spots.

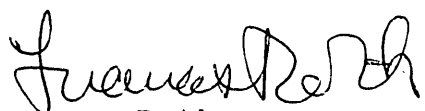
MR. DUBALDI: I move we adjourn.

MR. VAN LEEUWEN: Second it.

ROLL CALL

MR. VAN LEEUWEN	AYE
MR. DUBALDI	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. PETRO	AYE

Respectfully Submitted By:


Frances Roth
Stenographer
6/5/95

P.B. # 25-17 Application

FHCF INC. 561-4619

FORGE HILL PROPERTIES
815 BLOOMING GROVE TPKE.
NEW WINDSOR, NY 12553

1563

50-693/219

PAY
TO THE
ORDER OF

Town of New Windsor

6-7-1985 \$150⁰⁰

One Hundred Fifty Dollars DOLLARS



Key Bank of New York
Route 32
Vails Gate, NY 12584
Vails Gate Office

302

FOR

application fee

Jan McTanner MP

⑈001563⑈ ⑆021906934⑆ 323020003857⑈

P.B. # 25-19 Escrow

FHCF INC. 561-4619

FORGE HILL PROPERTIES
815 BLOOMING GROVE TPKE.
NEW WINDSOR, NY 12553

1564

50-693/219

PAY
TO THE
ORDER OF

Town of New Windsor

6-7-1985 \$750⁰⁰

Seven Hundred Fifty Dollars DOLLARS



Key Bank of New York
Route 32
Vails Gate, NY 12584
Vails Gate Office

302

FOR

escrow - site P.B.

Jan McTanner MP

⑈001564⑈ ⑆021906934⑆ 323020003857⑈



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 95 - 19

DATE PLAN RECEIVED: RECEIVED JUN - 7 1995

The maps and plans for the Site Approval Forge Hill Village

Subdivision _____ as submitted by _____

_____ for the building or subdivision of _____

_____ has been

reviewed by me and is approved ☒ _____

disapproved ☐ _____

If disapproved, please list reason _____

David S. Smith 7/18/95
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: **95 - 19**
DATE PLAN RECEIVED: **RECEIVED JUN - 7 1995**

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

Jane A. Tannu - Forge hill village has been

reviewed by me and is approved ✓

~~disapproved~~ _____

~~If disapproved, please list reason~~ _____

Notify water dept - for location of water lines

HIGHWAY SUPERINTENDENT DATE

Steve D. D.O. CAMO - 6-12-95

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 8 June 1995

SUBJECT: Forge Hill Village Amended Site Plan

Planning Board Reference Number: PB-95-19


Dated: 7 June 1995

Fire Prevention Reference Number: FPS-95-032

A review of the above referenced subject amended site plan was conducted on 8 June 1995.

This amended site plan is approved.

Plans Dated: 30 May 1995 Revision 2


Robert F. Rodgers, C.C.A. (mvz)
Fire Inspector

RFR/mvz



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF New Windsor P/B # 95-19
WORK SESSION DATE: 7 June 1995 APPLICANT RESUB.
REAPPEARANCE AT W/S REQUESTED: No REQUIRED: Full Aff
PROJECT NAME: Forge Hill Village Am S/P
PROJECT STATUS: NEW X OLD _____
REPRESENTATIVE PRESENT: WBH/Jane Tanner
MUNIC REPS PRESENT: BLDG INSP. ibldg
FIRE INSP. X
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

16,509 SF new total
13,709 original S/P
*got copies of both old plans

4MJE91 pbwsform

RESULTS OF P.B. MEETING

DATE: May 27, 1985

PROJECT NAME: Tanner, Joe PROJECT NUMBER 95- 19

LEAD AGENCY: _____ * NEGATIVE DEC: _____
M)___ S)___ VOTE:A_____N_____ * M)___ S)___ VOTE:A_____N_____

CARRIED: YES _____ NO _____ * CARRIED: YES: _____ NO _____

PUBLIC HEARING: M)___ S)___ VOTE:A_____N_____

WAIVED: YES _____ NO _____

SEND TO OR. CO. PLANNING: M)___ S)___ VOTE:A_____N_____ YES _____ NO _____

SEND TO DEPT. OF TRANSPORT: M)___ S)___ VOTE:A_____N_____ YES _____ NO _____

DISAPP: REFER TO Z.B.A.: M)___ S)___ VOTE:A_____N_____ YES _____ NO _____

RETURN TO WORK SHOP: YES _____ NO _____

APPROVAL:

M)___ S)___ VOTE:A_____N_____ APPROVED: _____

M)___ S)___ VOTE:A_____N_____ APPR. CONDITIONALLY: _____

NEED NEW PLANS: YES _____ NO _____

DISCUSSION/APPROVAL CONDITIONS: _____

Update the map. to show what
is actually there.

~~Need full Application Port: ① Bldg Dept Ron ~ 1~~
~~② Formal Appl Hank - 2~~
~~Jim - 1~~

Need full Application
(Amended S.P.)

Next Agenda

(m)

To be handled
by Revised plan only
No formal applic.

BLOOMING GROVE TURNPIKE

PARKING CALCULATIONS

REQUIREMENTS: Retail Use: 1 Space / 150 S.F.
Net S.F. = 75% of Gross S.F.

Office Use: 1 Space / 200 S.F.

Personal Service Use: 1 Space / 150 S.F.

Residential Use: 2 Spaces

Building ~~~~~	Use ~~~~~	Square Footage ~~~~~		Parking Spaces Req'd. ~~~~~
A	Office	1,936	$\div 200 =$	10
<i>ADDITIONAL</i> B	<i>OFFICE</i>	<i>2,200</i>	$\div 200 =$	<i>11</i>
C	Retail	2,016		
D	Retail	3,264		
E	Retail	1,056		
F	Retail	300		
G	Retail	4,009		
		384		
		~~~~~		
		$11,029 \times 75\% = 8,272 \div 150 =$		56
E	Personal Service	744	$\div 150 =$	5
F	Residential (Caretaker):			2
				~~~~~
		TOTAL REQUIRED:		73 84
		TOTAL PROVIDED:		80 84



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

95 - 19

- ☐ Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
400 Broad Street
Millford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor P/B # 1-3

WORK SESSION DATE: 17 May 95 — APPLICANT RESUB.
REQUIRED: No

REAPPEARANCE AT W/S REQUESTED: No

PROJECT NAME: Tanner

PROJECT STATUS: NEW X OLD

REPRESENTATIVE PRESENT: Jane Tanner

MUNIC REPS PRESENT: BLDG INSP. ?
FIRE INSP. Rich
ENGINEER X
PLANNER
P/B CHMN.
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

[Bldg B - 2nd story 1400 SF office MB says
already have 7 spaces for n. 1/3]

Bldg A - 800 SF 2nd story

recommend red line of Xerox
and 3 full size prints

M/RA → discussion item
for 5/24

4MJ91 pbwsform



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

95 - 19

"XX"

APPLICATION TO:
TOWN OF NEW WINDSOR PLANNING BOARD

176 TYPE OF APPLICATION (check appropriate item):

Subdivision _____ Lot Line Chg. _____ ^{AMENDED} Site Plan X Spec. Permit _____

1. Name of Project FORGE HILL VILLAGE - AMENDED PHASE II SITE PLAN
2. Name of Applicant EDWARD F JANE TANNER Phone 561-4619
Address 815 BLOOMING GROVE TURNPIKE NEW WINDSOR N.Y. 12553
(Street No. & Name) (Post Office) (State) (zip)
3. Owner of Record (SAME) Phone (SAME)
Address (SAME)
(Street No. & Name) (Post Office) (State) (zip)
4. Person Preparing Plan GREVAS & HILDRETH, L.S., P.C.
Address 33 QUASSAICK AVE NEW WINDSOR N.Y. 12553
(Street No. & Name) (Post Office) (State) (zip)
5. Attorney _____ Phone /
Address _____
(Street No. & Name) (Post Office) (State) (zip)
6. Person to be notified to represent applicant at Planning Board Meeting JANE TANNER Phone 561-4619
(Name)
7. Project Location: On the SOUTH side of ROUTE 94
400± feet WEST of OLD FORGE HILL ROAD
(direction) (street)
8. Project Data: Acreage of Parcel 3.02 Zone C,
School Dist. NCSD
9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Y _____ N X

If you answer "yes" to question 9, please complete the attached Agricultural Data Statement.

10. Tax Map Designation: Section 65 Block 2 Lot 43

11. General Description of Project: PARKING REVISION
ADDITION OF FOUR (4) PARKING SPACES

12. Has the Zoning Board of Appeals granted any variances for this property? X yes no.

13. Has a Special Permit previously been granted for this property? yes X no.

ACKNOWLEDGEMENT:

If this acknowledgement is completed by anyone other than the property owner, a separate notarized statement from the owner must be submitted, authorizing this application.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application and supporting documents and drawings are true and accurate to the best of his/her knowledge and/or belief. The applicant further acknowledges responsibility to the Town for all fees and costs associated with the review of this application.

Sworn before me this

5th day of June 1995

[Signature]
Applicant's Signature

RICHARD W. HARDEN
Notary Public, State of New York
Qualified in Orange County
Notary Reg. # 4513478
Commission Expires November 30, 1995
[Signature]

TOWN USE ONLY:

RECEIVED JUN - 7 1995

Date Application Received

95 - 19

Application Number

"XX"

APPLICANT'S PROXY STATEMENT
(for professional representation)for submittal to the
TOWN OF NEW WINDSOR PLANNING BOARDJANE TANNER, deposes and says that he
(Applicant)resides at 815 BLOOMING GROVE TURNPIKE, NEW WINDSOR
(Applicant's Address)in the County of ORANGEand State of NEW YORKand that she is the applicant for the FORGE HILL VILLAGEAMENDED PHASE II SITE PLAN
(Project Name and Description)

which is the premises described in the foregoing application and

that he has authorized GREVAS & HILDRETH, L.S., P.C.
(Professional Representative)

to make the foregoing application as described therein.

Date: 6-5-95Jane A. Tanner
(Owner's Signature)Jane A. McDonald
(Witness' Signature)THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF
THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT
AND/OR OWNER AT THE MEETINGS.

If applicable "XX"

TOWN OF NEW WINDSOR PLANNING BOARD
SITE PLAN CHECKLIST

ITEM

- | | |
|---|--|
| 1. <input checked="" type="checkbox"/> Site Plan Title | 29. <input checked="" type="checkbox"/> Curbing Locations |
| 2. <input checked="" type="checkbox"/> Applicant's Name(s) | 30. <input checked="" type="checkbox"/> Curbing Through Section |
| 3. <input checked="" type="checkbox"/> Applicant's Address(es) | 31. <input checked="" type="checkbox"/> Catch Basin Locations |
| 4. <input checked="" type="checkbox"/> Site Plan Preparer's Name | 32. <input checked="" type="checkbox"/> Catch Basin Through Section |
| 5. <input checked="" type="checkbox"/> Site Plan Preparer's Address | 33. <input checked="" type="checkbox"/> Storm Drainage |
| 6. <input checked="" type="checkbox"/> Drawing Date | 34. <input checked="" type="checkbox"/> Refuse Storage |
| 7. <input checked="" type="checkbox"/> Revision Dates | 35. <input checked="" type="checkbox"/> Other Outdoor Storage |
| 8. <input checked="" type="checkbox"/> Area Map Inset | 36. <input checked="" type="checkbox"/> Water Supply |
| 9. <input checked="" type="checkbox"/> Site Designation | 37. <input checked="" type="checkbox"/> Sanitary Disposal System |
| 10. <input checked="" type="checkbox"/> Properties Within 500' of Site | 38. <input checked="" type="checkbox"/> Fire Hydrants |
| 11. <input checked="" type="checkbox"/> Property Owners (Item #10) | 39. <input checked="" type="checkbox"/> Building Locations |
| 12. <input checked="" type="checkbox"/> Plot Plan | 40. <input checked="" type="checkbox"/> Building Setbacks |
| 13. <input checked="" type="checkbox"/> Scale (1" = 50' or lesser) | 41. <input checked="" type="checkbox"/> Front Building Elevations |
| 14. <input checked="" type="checkbox"/> Metes and Bounds | 42. <input checked="" type="checkbox"/> Divisions of Occupancy |
| 15. <input checked="" type="checkbox"/> Zoning Designation | 43. <input checked="" type="checkbox"/> Sign Details |
| 16. <input checked="" type="checkbox"/> North Arrow | 44. <input checked="" type="checkbox"/> Bulk Table Inset |
| 17. <input checked="" type="checkbox"/> Abutting Property Owners | 45. <input checked="" type="checkbox"/> Property Area (Nearest
100 sq. ft.) |
| 18. <input checked="" type="checkbox"/> Existing Building Locations | 46. <input checked="" type="checkbox"/> Building Coverage (sq. ft.) |
| 19. <input checked="" type="checkbox"/> Existing Paved Areas | 47. <input checked="" type="checkbox"/> Building Coverage (% of
Total Area) |
| 20. <input checked="" type="checkbox"/> Existing Vegetation | 48. <input checked="" type="checkbox"/> Pavement Coverage (sq. ft.) |
| 21. <input checked="" type="checkbox"/> Existing Access & Egress | 49. <input checked="" type="checkbox"/> Pavement Coverage (% of
Total Area) |
| <u>PROPOSED IMPROVEMENTS</u> | 50. <input checked="" type="checkbox"/> Open Space (sq. ft.) |
| 22. <input checked="" type="checkbox"/> Landscaping | 51. <input checked="" type="checkbox"/> Open Space (% of Total Area) |
| 23. <input checked="" type="checkbox"/> Exterior Lighting | 52. <input checked="" type="checkbox"/> No. of Parking Spaces Prop. |
| 24. <input checked="" type="checkbox"/> Screening | 53. <input checked="" type="checkbox"/> No. of Parking Spaces Req. |
| 25. <input checked="" type="checkbox"/> Access & Egress | |
| 26. <input checked="" type="checkbox"/> Parking Areas | |
| 27. <input checked="" type="checkbox"/> Loading Areas | |
| 28. <input checked="" type="checkbox"/> Paving Details
(Items 25-27) | |

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, "IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

54. N/A Referral to Orange County Planning Dept. required for all applicants filing AD Statement.
55. N/A A Disclosure Statement, in the form set below must be inscribed on all site plan maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

"Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasor shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors."

This list is provided as a guide only and is for the convenience of the applicant. the Town of Ne Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The Site Plan has been prepared in accordance with the checklist and the Town of New Windsor Ordinances, to the best of my knowledge

By: William B. Aldred, L.S.
Licensed Professional

Date: 6 June 1995

PROJECT I.D. NUMBER

617.21

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT / SPONSOR <u>EDWARD & JANE TANNER</u>		2. PROJECT NAME <u>FORGE HILL VILLAGE</u> <u>AMENDED PHASE II SITE PLAN</u>	
3. PROJECT LOCATION: Municipality <u>TOWN OF NEW WINDSOR</u> County <u>ORANGE</u>			
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>815. BLOOMING GROVE TURNPIKE</u> <u>SOUTH SIDE OF ROUTE 94, 400'± WEST OF OLD FORGE HILL ROAD</u> <u>TAX MAP SECTION 65 BLOCK 2 LOT 43</u>			
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration			
6. DESCRIBE PROJECT BRIEFLY: <u>ADDITION OF FOUR (4) PARKING SPACES</u> <u>ADDITIONAL OFFICE AREA IN EXISTING BUILDINGS</u>			
7. AMOUNT OF LAND AFFECTED: Initially <u>3.02</u> acres Ultimately <u>3.02</u> acres			
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly			
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:			
10. DOES ACTION INVOLVE A PERMIT APPROVAL OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals			
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency name and permit/approval <u>TOWN OF NEW WINDSOR PLANNING BOARD SITE PLAN APPROVAL</u> <u>(GRANTED 4/28/93)</u>			
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE			
Applicant/sponsor name: <u>JANE A. TANNER</u>		Date: <u>6 JUNE 1995</u>	
Signature: <u>Jane A. Tanner</u>			

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

PART II—ENVIRONMENTAL ASSESSMENT (to be completed by Agency)

<p>A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 8 NYCRR, PART 817.12? If yes, coordinate the review process and use the FULL EAF.</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 8 NYCRR, PART 817.8? If No, a negative declaration may be superseded by another involved agency.</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)</p> <p>C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:</p> <p>C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:</p> <p>C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:</p> <p>C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:</p> <p>C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:</p> <p>C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:</p> <p>C7. Other Impacts (including changes in use of either quantity or type of energy)? Explain briefly:</p>	
<p>D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly</p>	

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

☐ Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide on attachments as necessary, the reasons supporting this determination:

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from responsible officer)

Date

ATTACHMENTS

- A. Flood Hazard Area Development Permit Application Form.
- B. Certificate of Compliance ☒

PLEASE NOTE: IF PROPERTY IS NOT IN A FLOOD ZONE, PLEASE INDICATE THAT ON THIS FORM AND SIGN YOUR NAME. RETURN FORM WITH PLANNING BOARD APPLICATION.

IF PROPERTY IS LOCATED IN A FLOOD ZONE, PLEASE COMPLETE THE ATTACHED (LEGAL SIZE) PAPERS AND RETURN WITH PLANNING BOARD APPLICATION.

THIS PROPERTY IS NOT IN A FLOOD ZONE

William B. Alden

SITE PLAN AMENDMENTS

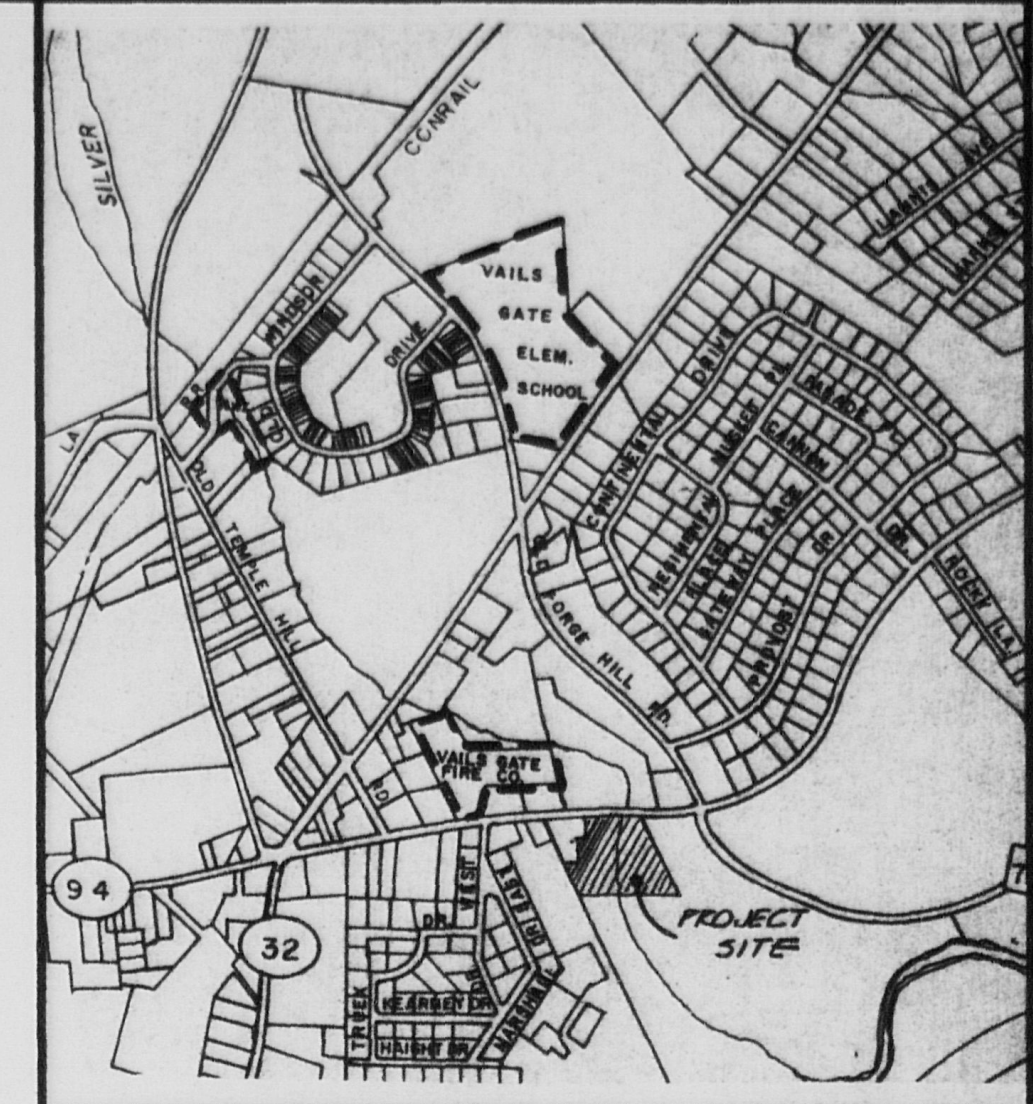
1. REVISED TRAFFIC FLOW
2. REVISED BUILDINGS A,B,& D
3. ADDED PARKING SPACES
4. ADDED PARKING SPACES # BLDG. SQ. FTG.

APPROVAL NOTES:

The Town of New Windsor Zoning Board of Appeals, after holding a Public Hearing at its regular meeting of April 26, 1993, granted the following variances for this Site Plan:

1. 12.47' building height for Building A
2. 13' building height for Building B
3. 12' building height for Building C
4. 14.67' building height for Building D
5. Total Side Yard of 13'

Planning Board Approval of April 28, 1993, following the granting of the variances, is for the Amendments shown on this plan. All other aspects of the original Site Plan Approval are still in effect.



LOCATION PLAN 1"=1,000'

NOTES:

1. Being a proposed development of lands shown on the Town of New Windsor Tax Maps as Section 65, Block 2, Lots 43.
2. TOTAL PARCEL AREA: 3.02 +/- ACRES
3. PROPERTY ZONE: "C" (Design Shopping)
4. OWNER/APPLICANT: Ted & Jane Tanner
c/o Forge Hill Country Furniture
815 Blooming Grove Tpke.
New Windsor, NY 12553
5. PROPERTY DEVELOPMENT: Office, Retail Space and other uses permitted in the Zone
6. WATER SUPPLY & SANITARY DISPOSAL: Town of New Windsor
7. Boundaries, location of physical features and topographic information shown hereon is from a field survey performed by the undersigned on 16 October 1989.
8. Lampposts and Luminares shown are laminated timber posts, with crossarms (as manufactured by Ryther-Purdy Lumber Company, Inc. or an acceptable equal), mounted with hanging lanterns fitted with 250 watt Sodium Vapor Lamps. Mounting height shall be 18 feet.
9. Building-mounted fixtures shall be of the "lantern" type, fitted with Sodium Vapor Lamps.
10. All lighting fixtures shall contain shielding devices to prevent "spillage" of light on adjoining properties and the "halo" effect of upward light.
11. All water and sewer connection shall be made in accordance with Town of New Windsor requirements.
12. Unauthorized addition or alteration to this plan is a violation of Section 7209 (2) of the N.Y.S. Education Law.
13. Prepared pursuant to Section 7209 (n) of the N.Y.S. Education Law.

PARKING CALCULATIONS

REQUIREMENTS: Retail Use: 1 Space / 150 S.F.
Net S.F. = 75% of Gross S.F.

Office Use: 1 Space / 200 S.F.

Personal Service Use: 1 Space / 150 S.F.

Residential Use: 2 Spaces

BUILDING	USE	SQUARE FOOTAGE	SPACES REQUIRED
A	Office	2,736 (800 on 2nd flr.)	
B	"	1,400 (on 2nd flr.)	
D	"	1,056	
F	"	550	
		5,752 x 75% = 6,693 x 150 =	29
B	Retail	2,016	
C	"	3,264	
E	"	600	
F	"	2,659	
G	"	384	
		8,923 x 75% = 6,693 x 150 =	45
E	Personal Service	1,044 x 150 =	7
F	Chiropractor	800 1 Doctor =	4
		1 Exam Room =	1
F	Residential Caretaker		2
		TOTAL REQUIRED:	88
		TOTAL PROVIDED:	89

PLANNING BOARD APPROVAL

SITE PLAN APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON AUG - 8 1995
Henry P. VanLeeuwen
Secretary

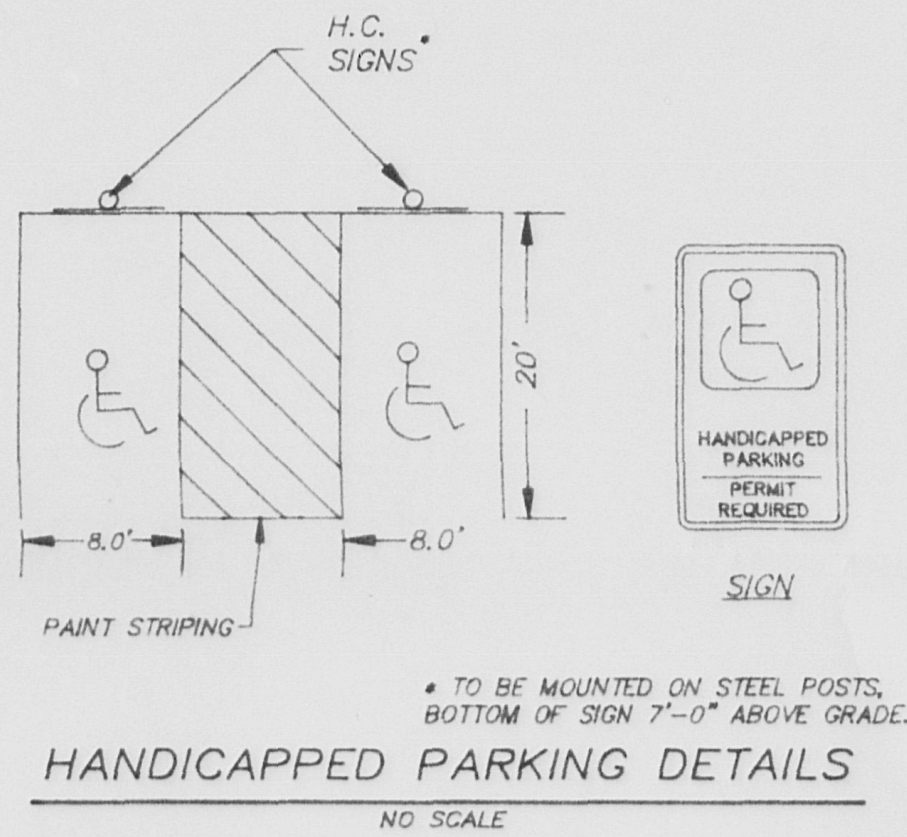
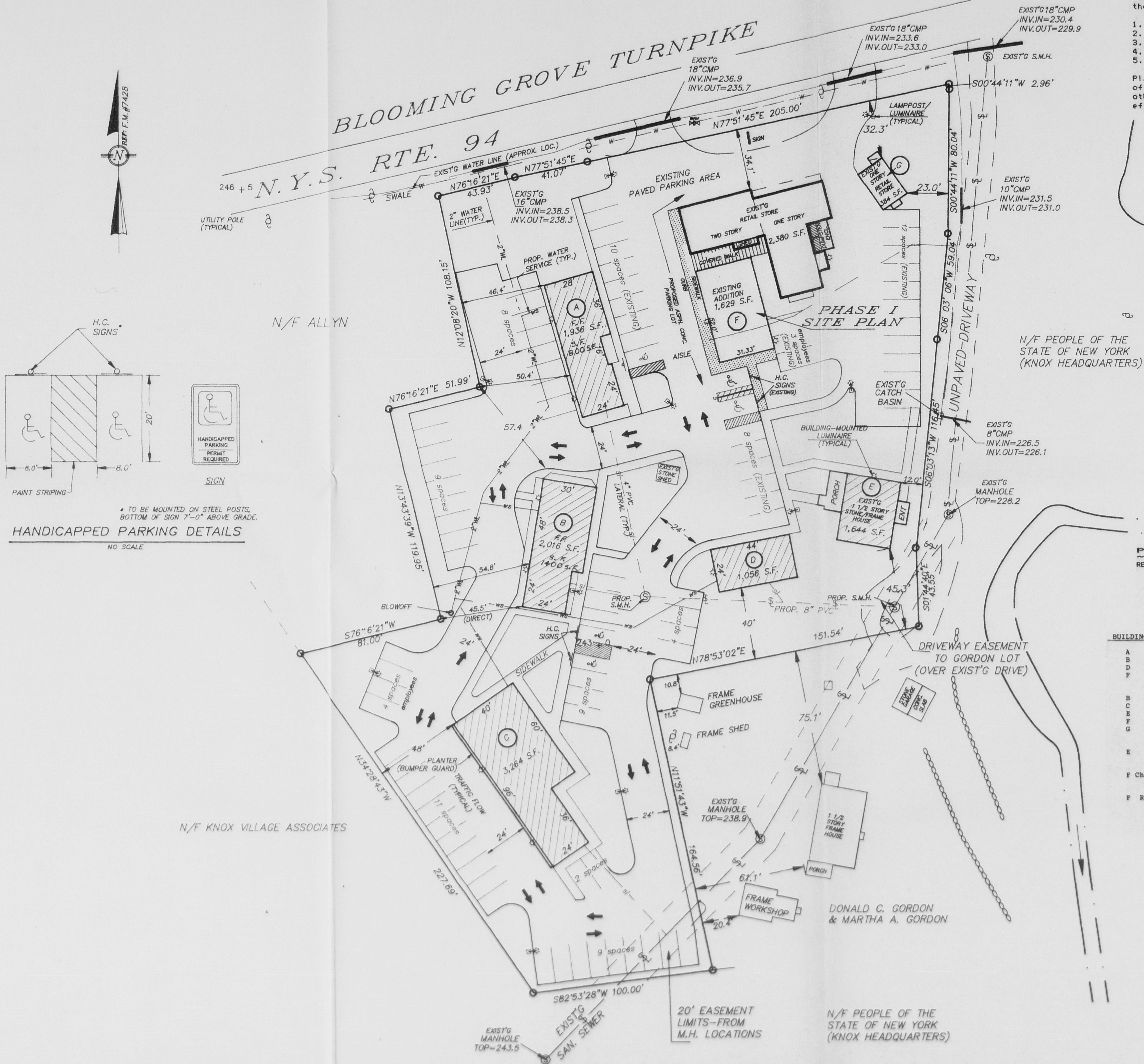
NEW PL. BD. NO. 93-15
ORIGINAL PL. BD. NO. 90-7

PLAN FOR: JANE A. TANNER
FORGE HILL VILLAGE

Revisions:
DATE DESCRIPTION ACAD: TAMP:REV
8/7/93 REV. PER PL. BD. APP. 4/28/93
5/30/95 REVISED PARKING # BLD. SQ. FTG.

TOWN OF NEW WINDSOR ORANGE COUNTY NEW YORK
Drawn: SRG, MSH
Checked:
Date: Apr. 1993
Job No: 87-088

AMENDED PHASE II SITE PLAN



N/F KNOX VILLAGE ASSOCIATES

DONALD C. GORDON
& MARTHA A. GORDON

N/F PEOPLE OF THE
STATE OF NEW YORK
(KNOX HEADQUARTERS)